

ARIZONA CORPORATION COMMISSION
UTILITIES DIVISION

ANNUAL REPORT MAILING LABEL – MAKE CHANGES AS NECESSARY

S

W-01521A
Sue Juan Water Company
10570 S. Nogales Hwy
Tucson, AZ 85706

RECEIVED

APR 13 2010

AZ CORP COMAR
Director Utilities

ANNUAL REPORT
Water

FOR YEAR ENDING

12	31	2009
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FOR COMMISSION USE

ANN 04	09
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4-6-10

COMPANY INFORMATION

Company Name (Business Name) SUE JUAN WATER COMPANY

Mailing Address 10570 SOUTH NOGALES HWY

(Street)

TUCSON

(City)

AZ

(State)

85706-9300

(Zip)

520-746-0176

Telephone No. (Include Area Code)

520-746-0285

Fax No. (Include Area Code)

520-548-0316

Cell No. (Include Area Code)

Email Address _____

Local Office Mailing Address 10570 SOUTH NOGALES HWY

(Street)

TUCSON

(City)

AZ

(State)

85706-9300

(Zip)

520-746-0176

Local Office Telephone No. (Include Area Code)

520-746-0285

Fax No. (Include Area Code)

520-548-0316

Cell No. (Include Area Code)

Email Address _____

MANAGEMENT INFORMATION

Management Contact: CHESTER A. ANTONICK OWNER

(Name)

(Title)

10570 S. NOGALES HWY

(Street)

TUCSON

(City)

AZ

(State)

85706-9300

(Zip)

520-746-0176

Telephone No. (Include Area Code)

520-746-0285

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520-548-0316

Cell No. (Include Area Code)

Email Address _____

On Site Manager: CHESTER A. ANTONICK

(Name)

10570 S. NOGALES HWY

(Street)

TUCSON

(City)

AZ

(State)

85706-9300

(Zip)

520-746-0176

Telephone No. (Include Area Code)

520-746-0285

Fax No. (Include Area Code)

520-548-0316

Cell No. (Include Area Code)

Email Address _____

Statutory Agent: CHESTER A. ANTONICK
(Name)

10570 S. NOGALES HWY TUCSON AZ 85706-9300
(Street) (City) (State) (Zip)

520-746-0176 520-746-0285 520-548-0316
Telephone No. (Include Area Code) Fax No. (Include Area Code) Cell No. (Include Area Code)

Attorney: RONALD J. NEWMAN
(Name)

2525 E. BROADWAY STE 102 TUCSON AZ 85716
(Street) (City) (State) (Zip)

520-323-0980 520-319-8284
Telephone No. (Include Area Code) Fax No. (Include Area Code) Cell No. (Include Area Code)

Email Address _____

OWNERSHIP INFORMATION

Check the following box that applies to your company:

- | | |
|---|---|
| <input type="checkbox"/> Sole Proprietor (S) | <input type="checkbox"/> C Corporation (C) (Other than Association/Co-op) |
| <input type="checkbox"/> Partnership (P) | <input type="checkbox"/> Subchapter S Corporation (Z) |
| <input type="checkbox"/> Bankruptcy (B) | <input type="checkbox"/> Association/Co-op (A) |
| <input type="checkbox"/> Receivership (R) | <input type="checkbox"/> Limited Liability Company |
| <input type="checkbox"/> Other (Describe) _____ | |

COUNTIES SERVED

Check the box below for the county/ies in which you are certificated to provide service:

- | | | |
|-------------------------------------|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> APACHE | <input type="checkbox"/> COCHISE | <input type="checkbox"/> COCONINO |
| <input type="checkbox"/> GILA | <input type="checkbox"/> GRAHAM | <input type="checkbox"/> GREENLEE |
| <input type="checkbox"/> LA PAZ | <input type="checkbox"/> MARICOPA | <input type="checkbox"/> MOHAVE |
| <input type="checkbox"/> NAVAJO | <input type="checkbox"/> PIMA | <input type="checkbox"/> PINAL |
| <input type="checkbox"/> SANTA CRUZ | <input type="checkbox"/> YAVAPAI | <input type="checkbox"/> YUMA |
| <input type="checkbox"/> STATEWIDE | | |

COMPANY NAME

UTILITY PLANT IN SERVICE

Acct. No.	DESCRIPTION	Original Cost (OC)	Accumulated Depreciation (AD)	O.C.L.D. (OC less AD)
301	Organization			
302	Franchises			
303	Land and Land Rights	0		
304	Structures and Improvements	0		
307	Wells and Springs	0		
311	Pumping Equipment	0		
320	Water Treatment Equipment	0		
330	Distribution Reservoirs and Standpipes	0		
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations	0		
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	0	0	0

This amount goes on the Balance Sheet Acct. No. 108

COMPANY NAME

SUE JUAN WATER COMPANY

CALCULATION OF DEPRECIATION EXPENSE FOR CURRENT YEAR

Acct. No.	DESCRIPTION	Original Cost (1)	Depreciation Percentage (2)	Depreciation Expense (1x2)
301	Organization			
302	Franchises			
303	Land and Land Rights	0		
304	Structures and Improvements	0		
307	Wells and Springs	0		
311	Pumping Equipment	0		
320	Water Treatment Equipment	0		
330	Distribution Reservoirs and Standpipes	0		
331	Transmission and Distribution Mains			
333	Services			
334	Meters and Meter Installations	0		
335	Hydrants			
336	Backflow Prevention Devices			
339	Other Plant and Misc. Equipment			
340	Office Furniture and Equipment			
341	Transportation Equipment			
343	Tools, Shop and Garage Equipment			
344	Laboratory Equipment			
345	Power Operated Equipment			
346	Communication Equipment			
347	Miscellaneous Equipment			
348	Other Tangible Plant			
	TOTALS	0		0

This amount goes on the Comparative Statement of Income and Expense _____
 Acct. No. 403.

COMPANY NAME

SUE JUAN WATER COMPANY

BALANCE SHEET

Acct No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	ASSETS		
	CURRENT AND ACCRUED ASSETS		
131	Cash	\$ 755	\$ 0
134	Working Funds		
135	Temporary Cash Investments		
141	Customer Accounts Receivable	1 925	0
146	Notes/Receivables from Associated Companies	14 234	0
151	Plant Material and Supplies	1 280	0
162	Prepayments		
174	Miscellaneous Current and Accrued Assets		
	TOTAL CURRENT AND ACCRUED ASSETS	\$ 18 194	\$ 0
	FIXED ASSETS		
101	Utility Plant in Service	\$ 165 745	\$ 0
103	Property Held for Future Use		
105	Construction Work in Progress		
108	Accumulated Depreciation – Utility Plant		
121	Non-Utility Property		
122	Accumulated Depreciation – Non Utility	128 159	0
	TOTAL FIXED ASSETS	\$ 375 86	\$ 0
	TOTAL ASSETS	\$ 55 780	\$ 0

NOTE: The Assets on this page should be equal to **Total Liabilities and Capital** on the following page.

COMPANY NAME SUE JUAN WATER COMPANY

BALANCE SHEET (CONTINUED)

Acct. No.		BALANCE AT BEGINNING OF YEAR	BALANCE AT END OF YEAR
	LIABILITIES		
	CURRENT LIABILITES		
231	Accounts Payable	\$	\$
232	Notes Payable (Current Portion)		
234	Notes/Accounts Payable to Associated Companies		
235	Customer Deposits	400	0
236	Accrued Taxes	339	0
237	Accrued Interest		
241	Miscellaneous Current and Accrued Liabilities		
	TOTAL CURRENT LIABILITIES	\$ 739	\$ 0
	LONG-TERM DEBT (Over 12 Months)		
224	Long-Term Notes and Bonds	\$	\$
	DEFERRED CREDITS		
251	Unamortized Premium on Debt	\$	\$
252	Advances in Aid of Construction		
255	Accumulated Deferred Investment Tax Credits		
271	Contributions in Aid of Construction		
272	Less: Amortization of Contributions		
281	Accumulated Deferred Income Tax		
	TOTAL DEFERRED CREDITS	\$	\$
	TOTAL LIABILITIES	\$ 739	\$ 0
	CAPITAL ACCOUNTS		
201	Common Stock Issued	\$	\$
211	Paid in Capital in Excess of Par Value		
215	Retained Earnings		
218	Proprietary Capital (Sole Props and Partnerships)		
	TOTAL CAPITAL	\$55041	\$ 0
	TOTAL LIABILITIES AND CAPITAL	\$55780	\$ 0

COMPANY NAME SUE JUAN WATER COMPANY

COMPARATIVE STATEMENT OF INCOME AND EXPENSE

Acct. No.	OPERATING REVENUES	PRIOR YEAR	CURRENT YEAR
461	Metered Water Revenue	\$ 17028	\$ 2307
460	Unmetered Water Revenue		
474	Other Water Revenues		
	TOTAL REVENUES	\$ 17028	\$ 2307
	OPERATING EXPENSES		
601	Salaries and Wages	\$	\$
610	Purchased Water		
615	Purchased Power	3977	399
618	Chemicals		
620	Repairs and Maintenance	1731	1835
621	Office Supplies and Expense	1621	198
630	Outside Services	2475	960
635	Water Testing	2952	745
641	Rents		
650	Transportation Expenses		
657	Insurance – General Liability	860	0
659	Insurance - Health and Life		
666	Regulatory Commission Expense -- Rate Case		
675	Miscellaneous Expense		
403	Depreciation Expense	3585	0
408	Taxes Other Than Income		
408.11	Property Taxes	470	609
409	Income Tax		
	TOTAL OPERATING EXPENSES	\$ 17671	\$ 4746
	OPERATING INCOME/(LOSS)	\$ (643)	\$ (2439)
	OTHER INCOME/(EXPENSE)		
419	Interest and Dividend Income	\$	\$
421	Non-Utility Income		
426	Miscellaneous Non-Utility Expenses		
427	Interest Expense		
	TOTAL OTHER INCOME/(EXPENSE)	\$	\$
	NET INCOME/(LOSS)	\$ (643)	\$ (2439)

COMPANY NAME SUE JUAN WATER COMPANY

SUPPLEMENTAL FINANCIAL DATA
Long-Term Debt

	LOAN #1	LOAN #2	LOAN #3	LOAN #4
Date Issued				
Source of Loan				
ACC Decision No.				
Reason for Loan				
Dollar Amount Issued	\$	\$	\$	\$
Amount Outstanding	\$	\$	\$	\$
Date of Maturity				
Interest Rate	%	%	%	%
Current Year Interest	\$	\$	\$	\$
Current Year Principle	\$	\$	\$	\$

Meter Deposit Balance at Test Year End \$ -0-

Meter Deposits Refunded During the Test Year \$ 400

COMPANY NAME	SUE JUAN WATER COMPANY
Name of System:	ADEQ Public Water System Number:

WATER COMPANY PLANT DESCRIPTION

WELLS

ADWR ID Number*	Pump Horsepower	Pump Yield (gpm)	Casing Depth (Feet)	Casing Diameter (Inches)	Meter Size (inches)	Year Drilled
55-85857	30HP	500	800	8"	5"	1986
55-626284	30HP	1000	800	16"	5"	1982

* Arizona Department of Water Resources Identification Number

OTHER WATER SOURCES

Name or Description	Capacity (gpm)	Gallons Purchased or Obtained (in thousands)

BOOSTER PUMPS		FIRE HYDRANTS	
Horsepower	Quantity	Quantity Standard	Quantity Other
20HP	2		

STORAGE TANKS		PRESSURE TANKS	
Capacity	Quantity	Capacity	Quantity
29000	1	5000	3
23000	1		

Note: If you are filing for more than one system, please provide separate sheets for each system.

COMPANY NAME	SUE JUAN WATER COMPANY
Name of System:	ADEQ Public Water System Number:

WATER COMPANY PLANT DESCRIPTION (CONTINUED)

MAINS

Size (in inches)	Material	Length (in feet)
2		
3		
4		
5		
6		
8		
10		
12		

CUSTOMER METERS

Size (in inches)	Quantity
5/8 X 3/4	20
3/4	48
1	
1 1/2	1
2	5
Comp. 3	
Turbo 3	2
Comp. 4	
Turbo 4	
Comp. 6	
Turbo 6	

For the following three items, list the utility owned assets in each category for each system.

TREATMENT EQUIPMENT:

STRUCTURES:

OTHER:

Note: If you are filing for more than one system, please provide separate sheets for each system.

COMPANY NAME:	SUE JUAN WATER COMPANY
Name of System:	ADEQ Public Water System Number:

UTILITY SHUTOFFS / DISCONNECTS

MONTH	Termination without Notice R14-2-410.B	Termination with Notice R14-2-410.C	OTHER
JANUARY			
FEBRUARY			
MARCH			
APRIL			
MAY			
JUNE			
JULY			
AUGUST			
SEPTEMBER			
OCTOBER			
NOVEMBER			
DECEMBER			
TOTALS →			

OTHER (description):

BUSINESS SOLD FEBRUARY 24, 2009

PROPERTY TAXES

Amount of actual property taxes paid during Calendar Year 2009 was: \$ 609

Attach to this annual report proof (e.g. property tax bills stamped “paid in full” or copies of cancelled checks for property tax payments) of any and all property taxes paid during the calendar year.

If no property taxes paid, explain why. _____

**VERIFICATION
AND
SWORN STATEMENT**
Taxes

RECEIVED

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) <p style="text-align: center;">PIMA</p>	
NAME (OWNER OR OFFICIAL) TITLE <p style="text-align: center;">CHESTER C ANTONICK</p>	
COMPANY NAME <p style="text-align: center;">SUE JUAN WATER COMPANY</p>	

APR 2 2010
AZ CORP COMM
Director Utilities

DO SAY THAT THIS ANNUAL UTILITY PROPERTY TAX AND SALES TAX REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

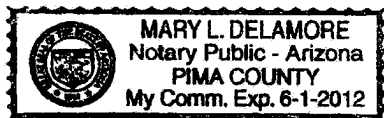
MONTH	DAY	YEAR
12	31	2009

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

I HEREBY ATTEST THAT ALL PROPERTY TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.

I HEREBY ATTEST THAT ALL SALES TAXES FOR SAID COMPANY ARE CURRENT AND PAID IN FULL.




SIGNATURE OF OWNER OR OFFICIAL

520.746.0176

TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

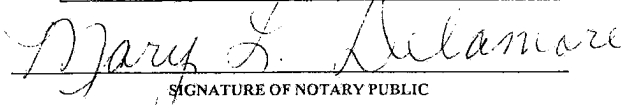
THIS

30th

DAY OF

COUNTY NAME <p style="text-align: center;"><i>Pima</i></p>	
MONTH MARCH	. 2010

(SEAL)


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 06/01/12

COMPANY NAME SUE JUAN WATER COMPANY

YEAR ENDING 12/31/2009

INCOME TAXES

For this reporting period, provide the following:

Federal Taxable Income Reported	(2439)	(LOSS)
Estimated or Actual Federal Tax Liability		

State Taxable Income Reported	(2439)	(LOSS)
Estimated or Actual State Tax Liability		

Amount of Grossed-Up Contributions/Advances:

Amount of Contributions/Advances	
Amount of Gross-Up Tax Collected	
Total Grossed-Up Contributions/Advances	

Decision No. 55774 states, in part, that the utility will refund any excess gross-up funds collected at the close of the tax year when tax returns are completed. Pursuant to this Decision, if gross-up tax refunds are due to any Payer or if any gross-up tax refunds have already been made, attach the following information by Payer: name and amount of contribution/advance, the amount of gross-up tax collected, the amount of refund due to each Payer, and the date the Utility expects to make or has made the refund to the Payer.

CERTIFICATION

The undersigned hereby certifies that the Utility has refunded to Payers all gross-up tax refunds reported in the prior year's annual report. This certification is to be signed by the President or Chief Executive Officer, if a corporation; the managing general partner, if a partnership; the managing member, if a limited liability company or the sole proprietor, if a sole proprietorship.

Chuter Autornik
SIGNATURE

3/30/10
DATE

PRINTED NAME

TITLE

**VERIFICATION
AND
SWORN STATEMENT**
Intrastate Revenues Only

RECEIVED

APR 9 2 27 PM

AZ CORP COMM
Director, Utilities

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) PIMA
NAME (OWNER OR OFFICIAL) TITLE CHESTER C. ANTONICK
COMPANY NAME SUE JUAN WATER COMPANY

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH 12	DAY 31	YEAR 2009
--------------------	------------------	---------------------

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENT OF TITLE 40, ARTICLE 8, SECTION 40-401, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS DURING CALENDAR YEAR 2009 WAS:

Arizona Intrastate Gross Operating Revenues Only (\$)

\$ 2519

(THE AMOUNT IN BOX ABOVE

INCLUDES \$ 212

IN SALES TAXES BILLED, OR COLLECTED)

****REVENUE REPORTED ON THIS PAGE MUST INCLUDE SALES TAXES BILLED OR COLLECTED. IF FOR ANY OTHER REASON, THE REVENUE REPORTED ABOVE DOES NOT AGREE WITH TOTAL OPERATING REVENUES ELSEWHERE REPORTED, ATTACH THOSE STATEMENTS THAT RECONCILE THE DIFFERENCE. (EXPLAIN IN DETAIL)**

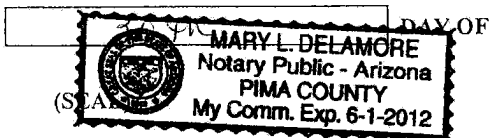

SIGNATURE OF OWNER OR OFFICIAL

TELEPHONE NUMBER

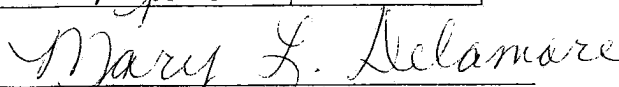
SUBSCRIBED AND SWORN TO BEFORE ME

A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS



COUNTY NAME <u>Pima</u>	
MONTH <u>March</u>	.20 <u>10</u>


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 06/01/12

VERIFICATION
AND
SWORN STATEMENT
RESIDENTIAL REVENUE
Intrastate Revenues Only

RECEIVED

APR 12 2010

VERIFICATION

STATE OF ARIZONA

I, THE UNDERSIGNED

OF THE

COUNTY OF (COUNTY NAME) PIMA		AZ CORP COMM Director Utilities
NAME (OWNER OR OFFICIAL) CHESTER C ANTONICK	TITLE OWNER	
COMPANY NAME SUE JUAN WATER COMPANY		

DO SAY THAT THIS ANNUAL UTILITY REPORT TO THE ARIZONA CORPORATION COMMISSION

FOR THE YEAR ENDING

MONTH	DAY	YEAR
12	31	2009

HAS BEEN PREPARED UNDER MY DIRECTION, FROM THE ORIGINAL BOOKS, PAPERS AND RECORDS OF SAID UTILITY; THAT I HAVE CAREFULLY EXAMINED THE SAME, AND DECLARE THE SAME TO BE A COMPLETE AND CORRECT STATEMENT OF BUSINESS AND AFFAIRS OF SAID UTILITY FOR THE PERIOD COVERED BY THIS REPORT IN RESPECT TO EACH AND EVERY MATTER AND THING SET FORTH, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

SWORN STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 40, ARTICLE 8, SECTION 40-401.01, ARIZONA REVISED STATUTES, IT IS HEREIN REPORTED THAT THE GROSS OPERATING REVENUE OF SAID UTILITY DERIVED FROM ARIZONA INTRASTATE UTILITY OPERATIONS RECEIVED FROM RESIDENTIAL CUSTOMERS DURING CALENDAR YEAR 2009 WAS:

ARIZONA INTRASTATE GROSS OPERATING REVENUES
\$ 1399

THE AMOUNT IN BOX AT LEFT
INCLUDES \$ 118
IN SALES TAXES BILLED, OR COLLECTED)

*RESIDENTIAL REVENUE REPORTED ON THIS PAGE
MUST INCLUDE SALES TAXES BILLED.

Chester Antonick
SIGNATURE OF OWNER OR OFFICIAL

520.746.0176
TELEPHONE NUMBER

SUBSCRIBED AND SWORN TO BEFORE ME

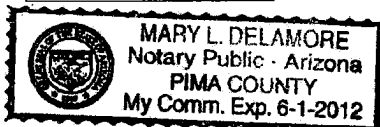
A NOTARY PUBLIC IN AND FOR THE COUNTY OF

THIS 30th DAY OF

(SEAL)

MY COMMISSION EXPIRES

06/01/12



NOTARY PUBLIC NAME Mary L. Delamore	
COUNTY NAME PIMA	
MONTH MARCH	2010

Mary L. Delamore
SIGNATURE OF NOTARY PUBLIC

Asset		Date in	Fed Method &	Account		Fed Prior	Federal
No.	Description	Service	Recov Period	No.	Cost	Deprec	Deprec
1.01	Utility Plant	1/1/1974	SL-40	311	36055	31539	0
2.01	Utility Plant	1/1/1974	SL-40	311	2807	2453	0
3.01	New Well & Eqpt	10/1/1980	SL-40	307	34585	24434	0
5.01	Well Impvmts	7/1/1986	SL-15	307	13108	13108	
6.01	Pump & Accessrs	1/29/1988	15yr Real est	311	3053	3053	
7.01	Pump Meter	11/30/1993	MACRS-20	334	698	585	0
8.01	Meter	7/1/1993	MACRS-20	334	1000	837	0
9.01	Meter	3/14/1998	MACRS-7	334	289	289	
4.01	Flouride Trmt Plt	7/1/1981	15yr publ util	320	20853	20853	
					112448	97151	0
1.02	Fence	10/1/1980	ACRS 10yr SL	304	475	475	0
20.2	Fence	7/1/1981	ACRS 5yr	304	396	396	0
3.02	New Storage Tanks	12/15/1993	MACRS-20	330	21721	19770	0
4.02	2-20hp Pumps	12/31/1993	MACRS-20	311	10346	8881	0
5.02	Well Improvement	5/1/2005	Macrs:RP-39.5	307	16359	1486	0
					49297	31008	0
			Total		161745	128159	0
			Account		Cost	Curr Depr	Acc Depr
			304		871	0	871
			307		64052	0	39028
			311		52261	0	45926
			320		20853	0	20853
			330		21721	0	19770
			334		1987	0	1711
					161745	0	128159

SETTLEMENT STATEMENT

Pioneer Title Agency, Inc.
363 W. 4th St.
Benson, AZ 85602

1. ☐ FHA 2. ☐ FMHA 3. ☐ CONV. UNINS.
4. ☐ VA 5. ☐ CONV. INS.

6. ESCROW FILE NUMBER:

00959217-009 KSL

7. LOAN NUMBER:

8. MORTGAGE INSURANCE CASE NUMBER:

FINAL

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(P.O.C.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: CITY OF BENSON

ADDRESS OF BORROWER: P.O. BOX 2223
BENSON, AZ 85602

E. NAME OF SELLER: CHESTER C. ANTONICK

ADDRESS OF SELLER: 10570 S. NOGALES
TUCSON, AZ 85756

F. NAME OF LENDER: ALL CASH
ADDRESS OF LENDER:

G. PROPERTY LOCATION: SUE JUAN WATER COMPANY
BENSON, AZ 85602

Cochise 925-70-980-3

That portion of Lot 40, San Pedro Addition, accordtion to Book 3 of Maps, page 142, records of Cochise Cou

H. SETTLEMENT AGENT: Pioneer Title Agency, Inc.

PLACE OF SETTLEMENT: 363 W. 4th St., Benson, AZ 85602

I. SETTLEMENT DATE: 02/24/2009

PRORATION DATE: 02/24/2009

FUNDING DATE: 02/24/2009

DISBURSE DATE

J. SUMMARY OF BORROWER'S TRANSACTION

100. Gross Amount Due From Borrower:

101. Contract Sales Price	30,000.00
103. Settlement charges to Borrower (line 1400)	328.50
120. Gross Amount Due from borrower:	30,328.50

200. Amounts Paid by or in behalf of Borrower:

202.	
204. Funds pd by Buyer	30,189.51
211. County Taxes 01/01/09 - 02/24/09	138.99
220. Total Paid By/For Borrower	30,328.50

300. Cash at Settlement from/to Borrower:

301. Gross amount due from Borrower (line 120)	30,328.50
302. Less amount paid by/for Borrower (line 220)	30,328.50
303. Cash FROM/TO Borrower:	0.00

K. SUMMARY OF SELLER'S TRANSACTION

400. Gross Amount Due To Seller:

401. Contract Sales Price	30,000.00
403.	
420. Gross Amount Due to Seller	30,000.00

500. Reductions in Amount Due To Seller:

502. Settlement charges to Seller (line 1400)	8,298.24
504. Payoff of first mortgage loan	
511. County Taxes 01/01/09-02/24/09	138.99
520. Total Reductions in Amount Due Seller	8,437.23

600. Cash at Settlement to/from Seller:

601. Gross amount due to Seller (line 420)	30,000.00
602. Less reductions in amount due Seller (line 520)	8,437.23
603. Cash TO Seller:	21,562.77

INITIALS:

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L. SETTLEMENT CHARGES:

700. Total Sales/Broker's Commission:

700. Total Sales/Broker's Commission:	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
Based on Price \$30,000.00 @ % = 7,500.00		
Division of Commission (line 700) follows:		
701. \$ 7,500.00 to KEY GROUP LTD		
702. \$ 0.00 to FSBO		
\$ 0.00 to		
703. Commission paid at settlement		7,500.00
704.		

800. Items Payable In Connection With Loan:

900. Items Required By Lender To Be Paid In Advance:

1000. Reserves Deposited With Lender:

1002. Mortgage Insurance		
1008. Aggregate Adjustment months @\$	0.00	

1100. Title Charges:

1101. Settlement or closing fee to Pioneer Title Agency, Inc.	145.00	145.00
1109. Lender's Coverage		
1110. Owner's coverage \$ 30,000.00 to Pioneer Title Agency, Inc.	162.50	162.50
1119. Recording Fees to Pioneer Title Agency, Inc.	20.00	20.00

1200. Government Recording and Transfer Charges

1206. Affidavit of Value to Pioneer Title Agency, Inc.	1.00	1.00
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1300. Additional Settlement Charges:

1303. 2nd 1/2 2008 Taxes 925-70-980- to COCHISE COUNTY TREASURER	469.74	
1400. Total Settlement Charges (Enter on line 103, Section J -and- line 502, Section K)	328.50	8,298.24

INITIALS: _____

INITIALS: _____

2009 SUE JUAN WATER CO.
Income Statement
For the Twelve Months Ending December 31, 2009

	Year to Date	
Revenues		
Misc Rev-late fees etc.	\$ 0.00	0.00
METERED RES. WATER SALES	1,280.96	55.52
METERED COMM. WATER SALES	1,026.05	44.48
	<hr/>	
Total Revenues	2,307.01	100.00
	<hr/>	
Cost of Sales		
	<hr/>	
Total Cost of Sales	0.00	0.00
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Gross Profit	2,307.01	100.00
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Expenses		
DEPRECIATION	0.00	0.00
PROPERTY TAXES	608.73	26.39
PURCHASED POWER	399.11	17.30
MATERIALS AND SUPPLIES	1,752.98	75.98
REPAIRS AND MAINTANCE	36.00	1.56
TRANSPORTATION EXPENSE	45.83	1.99
INSURANCE	0.00	0.00
OFFICE SUPPLIES AND EXPENSE	153.00	6.63
ACCOUNTING AND LEGAL	960.00	41.61
PROFESSIONAL SERVICES	745.00	32.29
Bad Debts	0.00	0.00
BANK CHARGES	45.00	1.95
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Total Expenses	4,745.65	205.71
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Net Income	\$ (2,438.64)	(105.71)
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